

- **CSZ-16-08 and CSPCCU-16-02 | Alan Hall:** The applicant, Alan Hall, requested a Conditional Use to legally operate a Farm with Exotic Animals as a commercial business, at the April 5, 2016 Cave Springs Planning Commission (CSPC) meeting; yet a Rezoning should have simultaneously been requested at the Planning Commission meeting on April 5, 2016 because the subject property is currently nonconforming to the A-1 General Agricultural Zoning District because it does not meet the minimum lot area requirements of five (5) acres. The subject property has 3.8 acres, upon Rezoning the subject property from A-1 General Agricultural Zoning District to the newly created A-2 Suburban Agriculture Zoning District, the nonconforming lot will become legal and conform to the Cave Springs Planning and Zoning Regulations to meet the minimum lot area requirements of the A-2 Suburban Agriculture Zoning District and in order to legally operate a Farm with Exotic Animals as a commercial business, the Ozark Snake Farm, in a 500 square foot accessory structure. Due to the oversight of the original Conditional Use application City staff has waived all additional application and notification fees associated with the Rezoning and covered all Rezoning fees for the applicant.
Property Location: 557 Sands Road, Cave Springs, AR 72718-9409
Parcel Number: 05-10104-002
- **CSZ-16-04 | Petromark, Inc.:** The applicant, Steve Turner with Petromark, Inc. has requested a rezoning from a C-1 Downtown Commercial and Office Zoning District to a C-2 General and Highway Commercial District on a 0.55 acre tract of land, to legally operate a Gas Station and a Large Scale Retail Store of 6,000 square feet.
Property Location: 180 N. Main Street, Cave Springs, AR 72718
Parcel Number: 05-10141-000
- **CSZ-16-06 | Northrock Builders, LLC.:** The applicant, Justin Salter, V.P. of Northrock Builders, LLC. requests a rezoning from a non-conforming A-1 General Agriculture Zoning District to a conforming R-3 Single-Family Residential Zoning District for the 0.25 acre (10,890 ft²) Lot 42 of the Marbella Phase I Subdivision. In conjunction with the Planning Commission request, the applicant has also requested the additional approval of one (1) variance (CSBZA-16-03) from the Board of Zoning Adjustment (BZA) for a rear yard setback from the required twenty (20) feet to a requested eleven (11) feet on the subject property to construct a new single-family residence.
Property Location: 1101 Pella Court, Cave Springs, AR 72718
Parcel Number: 05-12156-000
- **CSLS-16-04 and CSZ-16-07 | Roderick G. and Kathleen L. Wallis.:** The applicants, request a Lot-Split (CSLS-16-04) and the approval of a Rezoning (CSZ-16-07) of an original tract containing 5.68 acres currently zoned A-1 General Agricultural District. The Lot-Split will consist of two (2) newly created tracts with proposed Tract 1 containing 5.01 acres that will retain its current zoning of A-1 General Agriculture and proposed Tract 2 containing 0.67 acres will be rezoned to a C-2 General and Highway Commercial Zoning District, to legally operate a Household Repair Service for an upholstery business. In conjunction with the Planning Commission requests, the applicants have also requested an additional approval of one (1) variance (CSBZA-16-05) from the Board of Zoning Adjustment (BZA) for Lot Width from the required two-hundred and forty (240) linear feet to a requested thirty (30) linear feet along Shores Avenue for proposed Tract 1, where the applicants currently reside.
Property Location: 568 Shores Avenue, Cave Springs, AR 72718

Parcel Numbers: 05-10104-000

- **Proposed Ordinance to amend ARTICLE 1, ARTICLE 3, ARTICLE 5, ARTICLE 6 and APPENDIX B of the Planning and Zoning Regulations for the City of Cave Springs, Benton County, Arkansas**

Staff requests the final review for the proposed Ordinance amending the Planning and Zoning Regulations for the City of Cave Springs to amend ARTICLE 1 PREAMBLE, ARTICLE 3 DEFINITIONS OF TERMS AND USES, ARTICLE 5 ESTABLISHMENT OF ZONING DISTRICTS AND BOUNDARIES, ARTICLE 6 DISTRICT REGULATIONS, AND APPENDIX B – SCHEDULE OF USES..